

**AGENDA
PLANNING AND ZONING COMMISSION
Monday, April 16, 2018
5:00 PM**

ROLL CALL

APPROVAL OF MINUTES

1. **March 19, 2018**

COMPREHENSIVE PLAN UPDATE

RULES FOR CONDUCTING PUBLIC HEARINGS

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes.

Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form indicating which item they wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.

Applicant will be allowed a total period of five minutes for rebuttal.

Items placed on the Consent Agenda by the Planning Commission Staff will not have time allocated for speaking, unless there is a member of the public present at the meeting who wishes to speak on the item.

CONSENT AGENDA

Items other than waivers with no outstanding issues. Items may be approved with a single motion without a public hearing, unless removed from the consent agenda and placed in the regular agenda order.

CONSENT - ITEMS FOR WITHDRAWAL

12

CONSENT - ITEMS FOR DEFERRAL

3, 6, 11, 21

CONSENT - ITEMS FOR APPROVAL

4, 5, 7, 8, 9, 10, 13, 18, 22, 23

REGULAR AGENDA

Items will require approval by the Metropolitan Council unless otherwise noted.

THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL

2. **TA-3-18 Chapter 8, Traditional Neighborhood Development**
To repeal and replace Section 8.217, Traditional Neighborhood Development, of the Unified Development Code
PLANNING STAFF FINDINGS: Approval is recommended, based on consistency with the comprehensive plan, the need to simplify the Unified Development Code, and community support for changes to enable a grocery store in the Rouzan TND
This item is related to TND-1-07
[Staff Report](#)

3. **CONSENT FOR DEFERRAL TND-1-07 Phase 1C Revision 1, Rouzan Final Development Plan**

A proposed revision to provide three retail buildings and one mixed use building with a parking garage on property located South of Perkins Road, east of Glasgow Avenue, on Lot RZ-4 and a portion of Lot RZ-3 of the Ralph Ford Property. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)

This item is related to TA-3-18 but requires only Planning Commission approval

Deferred to May 21 by Councilmember Freiberg

[Application](#)

4. **CONSENT FOR APPROVAL Case 1-18 1210 and 1220 O'Neal Lane**

To rezone from Rural (R) to Light Commercial (LC2) on property located on the west side of O'Neal Lane, to the north of Riverdale Avenue East, on Tract X-8-A-1-A-1 of Five L Development Corporation Property. Section 39, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#)

5. **CONSENT FOR APPROVAL Case 17-18 7171 Highland Road**

To rezone from Single Family Residential (A1) to Neighborhood Commercial (NC) on property located on the north side of Highland Road, at the northeast quadrant of the intersection of Highland Road and Seyburn Drive, on Lot 8-A of Territo Subdivision. Section 37, T7S, R2E, GLD, EBRP, LA (Council District 12 - Freiberg)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#)

6. **CONSENT FOR DEFERRAL Case 18-18 203, 232, and 234 Little John Drive**

To rezone from Light Commercial (C1) to Heavy Commercial (HC1) on property located on the west side of Little John Drive, south of Florida Boulevard, on Lot 30, Lot 29, and a portion of Lot 28 of North Sherwood Forest Subdivision. Section 37, T7S, R2E, GLD, EBRP, LA (Council District 4 - Wilson)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

Deferred to May 21 by Councilmember Wilson

[Application](#) [Staff Report](#)

7. **CONSENT FOR APPROVAL Case 20-18 101 West State Street**

To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (Restaurant) (C-AB-1) on property located on the south side of West State Street, at the southwest quadrant of the intersection of Highland Road and West State Street, on a portion of Lot 18-A of Campanile View. Section 54, T8S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#)

8. **CONSENT FOR APPROVAL Case 21-18 7600 Innovation Park Drive**
 To rezone from Rural to Light Commercial Two (LC2) on property located on the south side of Innovation Park Drive, at the southwest quadrant of the intersection of Innovation Park Drive and Gulf South Parkway, on Tract Y-2-B-2-A-1-A of Baton Rouge Area Foundation Property. Section 77, T7S, R1E, GLD, EBRP, LA (Council District 3 - Loupe)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#)
9. **CONSENT FOR APPROVAL ISPUD-2-18 Villas at Red Stick (formerly being a portion of ISPUD 4-09 Red Stick Lofts II)**
 A proposed medium density single family residential development located on the north side of Old Hammond Highway, to the east of Airline Highway, on Lots 7-22 and Parcel C of the Red Stick Lofts Subdivision, and Lot 9 of Hillcrest Acres Subdivision. Section 85 & 87, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for an Infill/ Mixed Use Small Planned Unit Development being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#) [Plans](#)

THESE ITEMS REQUIRE ONLY PLANNING COMMISSION APPROVAL AND WILL NOT GO ON TO COUNCIL FOR ACTION

10. **CONSENT FOR APPROVAL PUD-1-04 The Park at Willow Grove, The Settlement at Willow Grove Final Development Plan**
 Proposed amenities clubhouse and pool with parking lot on property located to the north of the intersection of Lane's End and Willow Grove Boulevard, on Tract CH-1 of the Settlement of Willow Grove, Phase II, 3rd Filing, Section 56, T8S, R1E, GLD, EBRP, LA (Council District 11 - Watson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with the Concept Plan and meets the minimum requirements of the Unified Development Code for Planning Commission consideration
Related to PUD-1-04, Willow Grove Plantation
[Application](#) [Staff Report](#) [Plans](#)
11. **CONSENT FOR DEFERRAL PUD-1-04 Willow Grove Plantation, The Settlement at Willow Grove Final Development Plan**
 A proposed bed and breakfast with an office and event center on property located to the east of Willow Grove Boulevard, between Cypress Barn Drive and Petit Pierre Avenue, on Tract WG-3 and WG-B-1-A-1-B of the Settlement of Willow Grove, Section 56, T8S, R1E, GLD, EBRP, LA (Council District 11 - Watson)
Related to PUD-1-04, The Park at Willow Grove

Deferred to May 21 by the Planning Director
[Application](#)
12. **CONSENT FOR WITHDRAWAL PUD-2-00 Whataburger, Burbank University Final Development Plan**
 A proposed restaurant with drive thru located on property at the south side of Burbank Drive and west of Ben Hur Road on Tract C-1-A-1-A-3-C-1 of the Nelson Tract. Section 36, T7S, R1W, GLD, EBRP, LA (Council District 12 - Freiberg)
[Application](#)

13. **CONSENT FOR APPROVAL PUD-4-09 Tract A-1-A-3-A-1-B, Long Farm Final Development Plan**
A proposed two building commercial development located north of Airline Highway and east of Antioch Road, on Tract A-1-A-3-A-1-B, being a portion of the Russell Long Property. Section 52, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with the Concept Plan and meets the minimum requirements of the Unified Development Code for Planning Commission consideration
[Application](#) [Staff Report](#) [Plans](#)
14. **CUP-1-18 BNC Jefferson Office Park, Building 1 (6651 and 6673 Jefferson Highway)**
To establish a CUP for an office use on property located on the north side of Jefferson Highway and west of Audubon Avenue, with building being located on Lot 5-D, and parking on a portion of Lot 5-B, Lot 5-C, and Lot 5-D, Block 30 of Goodwood Place Subdivision. Section 90, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)
PLANNING STAFF FINDINGS: Staff certifies the proposed request meets the minimum criteria for a Conditional Use Permit, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to UDC requirements
[Application](#) [Staff Report](#) [Plans](#)
15. **CUP-2-18 BNC Jefferson Office Park, Building 2 (6651 and 6673 Jefferson Highway)**
To establish a CUP for an office use on property located on the north side of Jefferson Highway and west of Audubon Avenue, with building being located on Lot 5-C, and parking on a portion of Lot 5-B, Lot 5-C, and Lot 5-D, Block 30 of Goodwood Place Subdivision. Section 90, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)
PLANNING STAFF FINDINGS: Staff certifies the proposed request meets the minimum criteria for a Conditional Use Permit, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to UDC requirements
[Application](#) [Staff Report](#) [Plans](#)
16. **CUP-3-18 BNC Jefferson Office Park, Building 3 (6651 and 6673 Jefferson Highway)**
To establish a CUP for an office use on property located on the north side of Jefferson Highway and west of Audubon Avenue, with building being located on Lot 5-B, and parking on a portion of Lot 5-A, Lot 5-B and Lot 5-C, Block 30 of Goodwood Place Subdivision. Section 90, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)
PLANNING STAFF FINDINGS: Staff certifies the proposed request meets the minimum criteria for a Conditional Use Permit, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to UDC requirements
[Application](#) [Staff Report](#) [Plans](#)
17. **CUP-4-18 BNC Jefferson Office Park, Building 4 (6651 and 6673 Jefferson Highway)**
To establish a CUP for an office use on property located on the north side of Jefferson Highway and west of Audubon Avenue, with a building being located on Lot 5-A, and parking allocated on a portion of Lot 5-B and Lot 5-C, Block 30 of Goodwood Place Subdivision. Section 90, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)
PLANNING STAFF FINDINGS: Staff certifies the proposed request meets the minimum criteria for a Conditional Use Permit, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to UDC requirements
[Application](#) [Staff Report](#) [Plans](#)
18. **CONSENT FOR APPROVAL CUP-6-09 St. George parking lot addition**
A proposed additional parking lot located to the west side of Siegen Lane, south of Kinglet Drive, on Lot 15 of Audubon Terrace Subdivision, 1st Filing. Section 55, T8S, R1E, GLD, EBRP, LA (Council District 11 - Watson)
PLANNING STAFF FINDINGS: Staff certifies the proposed request meets the minimum criteria for a Conditional Use Permit, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to UDC requirements
[Application](#) [Staff Report](#) [Plans](#)

19. **CUP-2-13 United Christian Faith Ministries Gymnasium Center (9229 North Ridgewood Drive)**

A proposed gymnasium and additional parking lot on property located on the east side of Joor Road and north of North Ridgewood Drive, on Lot 11-A of the Sunnybrook Annex Subdivision. Section 48, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)

PLANNING STAFF FINDINGS: Staff cannot certify the proposed request, while the use is consistent with the Comprehensive Plan and compatible with surrounding uses, it does not conform to UDC requirements as follows: •Submittal is incomplete and contains inconsistent sheets in violation of §8.106 of the UDC; •Circulation plan fails to meet the requirements of §4.101 of the UDC.; and, •Required bicycle parking is not provided per §17.6.1 of the UDC.

[Application](#) [Staff Report](#) [Plans](#)

20. **S-1-18 Inniswold Oaks**

A proposed subdivision of property located on the east side of Inniswold Road, south of Oliphant Road, on Lots 152 and 153-A of Inniswold Estates, Section One (Council District 11 - Watson)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration

[Application](#) [Staff Report](#) [Plans](#)

21. **CONSENT FOR DEFERRAL SS-1-18 J. P. Creaghan Property**

A proposed five lot subdivision, and dedication of a private street, located to the west of Puligny Avenue, north of Hoo Shoo Too Road, on Tract Z-1-C of the J. P. Creaghan Property (Council District 9 - Hudson)

Deferred to May 21 by Councilmember Hudson

[Application](#)

22. **CONSENT FOR APPROVAL SP-4-18 Element by Westin (8649 Summa Avenue)**

A proposed hotel over 50,000 square feet on property located on the north side of Summa Avenue, west of Bluebonnet Boulevard, on Tract B-2-A-1 of the Lawrence N. Messina Property (Council District 11 - Watson)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration

[Application](#) [Staff Report](#) [Plans](#)

23. **CONSENT FOR APPROVAL SP-5-18 Royal Palms Apartments**

A proposed multi-family development with over 100 units, located east of the intersection of Airline Highway and Daradele Avenue, on Tracts A and A-1 formerly a portion Lot 52 of Inniswold Estates, Section 1 (Council District 11 - Watson)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration

[Application](#) [Staff Report](#) [Plans](#)

24. **Request to initiate text amendments Chapter 17 (Parking and Loading) and Chapter 4 (Permits and Final Plat Approval)**

A. Chapter 17 (Parking and Loading) To address deficiencies in the current ordinance

B. Chapter 4 (Permits and Final Plat Approval) To ensure uniform notification areas

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

•REPORT FROM THE PLANNING COMMISSION LIAISON TO THE RECREATION AND PARK COMMISSION FOR THE PARISH OF EAST BATON ROUGE (BREC)

ADJOURN